

CRISIS IN BUILDING TRADES IS PASSED

Construction Interests Say All Indications Point to Industrial Peace.

According to the *Post Service Daily Building Reports*, the most menacing of adverse conditions in the labor situation, with special reference to the bricklayers and the men employed on structural steel operations, has been modified, according to statements made by officials at both the Building Trades Employers Association and of the Building Trades Council, representing 115,000 workers in the New York building industry. This modification extends to a point at least where the horizon is in view with the prospect immediately beyond it of the beginning of one of the greatest building construction eras that this part of the country ever has experienced.

During the week just closed the Building Trades Council called a walkout of all union structural steel workers employed on steel construction operations. When non-union men were employed under the auspices of one branch of the membership of the Building Trades Employers Association, which was not a signatory to the recent agreement, it resulted into by the building trades association.

This action, it was explained, was taken to bring to a quick adjustment of the steel building block in an emergency straightening building path, as far as labor was concerned. But almost immediately it developed that the United States Steel Corporation had thrown its support to the steel workers and that the union men withdrew from jobs where non-union men were employed the fight would proceed to a finish, even to the extent of the total withdrawal of structural steel supply in this market.

At this point another element intervened. The Hudson River brick manufacturers have been striving every facility to meet the unprecedented demand for common brick this summer. The end that the housing shortage may be relieved as speedily as possible. When rumors of retaliatory measures on the part of the industry supplying structural steel to this market reached leading brick manufacturers a decided damper was placed upon the enthusiastic effort to meet the potential demand for brick.

One leading brick manufacturer said most decidedly that if anything like that occurred it would be narrow the market for Hudson River clay products that it would not pay the manufacturers to continue producing brick in the quantity now proposed.

Investigation, however, shows that prospective builders have no cause to fear a general setback to the spring building programme from either source. Officials of the International Bricklayers Union were due in this city over the week end for the express purpose of clearing up the differences existing between the bricklayers' union and the employers. The union's most serious expression at the close of the week by those close to the question that the building situation is too acute in the matter of supply and demand to warrant the postponement of the 1920-21 building programme is met at once with a vehement voice of protest, at least as long as the present spirit of conciliation on both sides of the problem continues to be manifested.

Building material manufacturers say that any projected battle between employers and employees will force prices to levels vastly higher than those now prevailing in the late summer and autumn, when the greatest distress resulting from general rentable space shortage will surely be experienced.

Every broad gauge distributor is trying to prevent prices from rising above the present level.

In fact, the general building construction situation is in immediate danger of passing beyond the present of the individual builder. Unless the steady and increasing flow of building materials into this market can be encouraged, at least by industrial harmony, the solution of the general building problem will be entirely upon the group plan of home building, such as already is under way at White Plains, Wilkes-Barre, Pa., and Grand Island, Mich., where the vast community home building programmes, where hundreds of homes can be erected under corporate management, thereby purchasing supplies in vast quantities.

Building material supply under present production programmes is menaced now almost solely by car shortage. One company put in a car order for 1,000 cars and only four cars were provided to meet the order. In January it ordered approximately 500 cars to move material to this market to relieve a shortage of 123 cars were sent in. This condition is having a straining effect on efforts now being made to keep prices at present range, but the appearance is being noted that of railroad cars are giving assurance of a change in the freight car supply, improving as the weather moderates, so that, on the whole, the spring building movement seems to give evidence of a steady start and a generous development if industrial peace is maintained.

TO IMPROVE "EAST SIXTIES."

Property owners unite to get better neighborhood.

A plan by which the exclusive residential section of the "East Sixties" was extended as far eastward as Second Avenue was formulated by a group of property owners in that section when they met at the People's Methodist Episcopal Church on East Sixty-first street recently and organized the East Sixties Property Owners Association.

The purpose of the association is to enforce restrictions, plant trees along the streets, obtain more efficient police protection and reason the neighborhood.

The committee, which includes about 20 prominent men and women, is under the presidency of R. B. T. Riggs, a lawyer. Paul Plunkett of its Board was appointed treasurer.

BIG DEMAND FOR COTTAGES.

Although the beaches of Staten Island are buried in snow and ice, the demand for cottages for next summer is giving renting agents in the borough by the bay something to think about. The sudden demand for cottage rentals, it is said, is caused by the sad news in Manhattan and Brooklyn that apartment rents are going up again. Persons who will be hard hit by the increase, or at least many of them, have decided to sublease their apartments furnished for the summer and spend part of the proceeds in a modest cottage by the water. It is estimated that at least one thousand new bungalows will be erected this spring between the Great Kills and South Beach.

LATEST NEWS FROM REAL ESTATE FIELD

Budget of Brokers and Other Reports Reveal Many Transactions.

Arthur F. Du Cret & Co. sold for Frederick Brown to James E. Morris & Co., grocers, 123 Chamber street, a five story business building, 50,000 sq. ft. occupancy, 32 E. 4th St. & Murray sold for Robert Brown his residence at 27 East 107th street, 18300, to Joseph H. H. H.

Sales in The Bronx.

Joseph G. Abrahamson sold through H. Zucker to Sylvester Realty Company, representative, by Rubin Cohen, attorney, five story apartment, 81,000 sq. ft. 329 East 167th st., northwest corner of 106th st.

R. Schumaker sold to Ignaz Wiesel 750 Cauldwell av., a two story dwelling, 25,000.

Harry Cahn resold 902 to 906 Jackson av., two story apartments, 53,572, to Gittelman & Jacobs.

J. C. Smith sold for the St. Ann's Garage, garage, 100,000 sq. ft. at St. Ann's av. and 160th st., to Robert Quarter.

Charles Hesse sold the five story apartment, 73,000, at 129 and 1271 Morris av., through Frederick Zittel & Son, to Brander Brothers, also 127 and 1271, a similar building, through Jacob Cohen, to Brander Brothers, also 127 and 1271, to Calkins & Eisenberg.

D. A. Trotta and Frederick Oppenheimer sold for Julia Hecht a two story family house, 12,500, at 1800 Anthony av., through to Quarter.

D. A. Trotta sold for Sarah A. Sutter 1267 Gleason av., a two story two family house, 25,000.

Leopold Bittroff sold for S. Krosner 423 St. Ave., a six story apartment, to V. Horky.

William J. Gabel sold for Elizabeth T. Ringo to Clara McDermott the four story flat at 233 Webster av., 230.

George Hesse sold for the Deltafield Estate to H. C. Freeman plot adjoining his house at Fieldston.

Recent Leases Reported.

E. A. Turner leased for twenty-one years 13 East Thirtieth st. to Dr. Stuyvesant Morris and 13 East Thirtieth street for Mrs. Emmitt, which, with 20 and 21 East Thirtieth street, recently leased for Madison Grant, a company, a plot on which the lease will erect a six story elevator building. The improvement is opposite the Backer Textile building, to be erected on the Fifth Avenue block front between Thirtieth and Thirty-first streets.

Cross & Brown Company leased the building at 22 West Fifty-fourth street to Chatham Auto Company and Samuel Leiser, also building at 21 West Seventy-sixth street to Horshoe Tire Company, Inc.

Henry Brady leased for Catherine E. Kenny the property at 123 West Thirtieth street, which will alter extensively for his own occupancy; also for Mrs. A. G. McLochin to A. Auslander for ten years 125 to 126 West Twenty-first street, three four story tenements, which will be altered into flats, and for John J. Cavanaugh to Aaron Brown the five story building at 262 West Twenty-third street for alteration into flats.

Charles F. Noyes Company leased space in 45 to 49 John street to J. G. Hilliard and to the Zurich General Accident and Liability Company, of Switzerland, at an aggregate rental of about \$80,000.

Hagstrom-Callen Company leased the buildings at 64 and 66 Columbus Avenue for Groes & Crook to J. B. Ellis, who will convert the buildings into small flats.

Homer L. Pence leased store and basement at 23 West Thirty-seventh street to the Kimball Electric Company; also sixth floor at 1 and 15 West Thirty-fourth street to Borelli & Vitelli; store and basement at 63 West Thirtieth street to E. Sieradzka; floor at 45 East Twentieth street to Meena Brothers; also space in the same building to the Royal Waist and Dress Company.

A. A. Hageman leased a store at No. 63 West Thirtieth street to Harry S. Albin.

Brooklyn Dealings.

Charles Hesse sold the seven story apartment, 23,411, at 47 Pierpont street, Brooklyn, to B. E. Burton and A. M. Levy.

Bulky & Horton Company sold 224 Seventy-second street, Brooklyn, a three story residence, to A. G. Lawson.

Green Brothers and William H. Goldy sold 673 East Eighteenth street, Brooklyn, for Raymond Healy.

John C. Devlin dwelling at 273 Rutland road, Brooklyn, through F. A. Donnell.

Frank A. Seaver & Co. sold for E. B. Seaver three lots in the southern side of Bay Ridge avenue, 173 feet west of Narrows avenue, Brooklyn, and three lots in the south side of Eighty-third street, Brooklyn, 120 feet east of Eleventh avenue, for A. Watson.

Sales at Laurelton, L. I.

Laurelton Sales Company sold at Laurelton, L. I., a semi-bungalow in Belmont street to George C. Cooke; a stucco dwelling at corner of Vandewater avenue and Cortland Boulevard to A. S. Lippman; a bungalow in Westminster Boulevard to J. B. Rice. The Laurelton Company is completing a \$50,000 garage in Merrick road for Joseph Bennett.

New Jersey Transactions.

Joseph Rudiger sold through J. L. Klask to Benjamin Margulies and Max Gerstenfeld Boulevard Court, 1500, at the corner of Madison Avenue and the Boulevard, Jersey City, N. J., an apartment containing accommodations for forty-three families.

Felst & Felst, Inc., sold for John Eisenberger to the H. Behrman, Sheet Metal Works, Inc., 116 to 120 Jackson street, Newark, N. J., a two story brick building, 125,000; also sold for Charles A. Dickson a dwelling, 30,000, at the southeast corner of Park avenue and Eighteenth street, to Butansky & Morris, who intend to erect an apartment house on part of the plot; also for the estate of Elizabeth M. Peschke the three story building at 111 Bloomfield avenue to Isadore Leopold; also leased space in the Holt Building, Broad and Academy streets, to the Hiram W. Johnson committee, represented by Irving K. Taylor, and the second floor in 23 Academy street for Rodger Yung and Robert O'Grady to Dudley Bush.

J. L. Klask sold for Frank Bell to J. Frank Courten the three story building at Sixth and Washington streets, Hoboken, N. J., valued at more than \$250,000.

Meister Builders, Inc., resold eight houses at 797 to 723 Devon street, Arlington, N. J., 20,000 each.

Real Estate Notes.

Calver, M. E. Smith and Rudolph C. Mulvan, Inc., sold for William J. Taylor his stockholdings in 149 West Fifty-seventh street, representing a duplex and a single studio apartment, to Commander Benjamin B. McCormick.

McKendry Realty Corporation, James McKendry president, is the buyer of the property at 105 and 107 West 107th street, sold recently.

General Commerce Company, a Delaware corporation, headed by several Bronx business men and capitalized at \$1,000,000, is considering the erection of a six story factory building at Cypress avenue and 130th street, The Bronx.

Freeland-And Realty Company was as-

sociated with Harry J. Rogers in the sale of the Wellington Court apartment house at the northeast corner of Broadway and 1454 street.

A. A. Hageman has been appointed agent of the premises at 555 Seventh Avenue.

The twenty-sixth annual dinner of the Bronx Board of Trade will be held tomorrow evening at the Hotel Astor.

Supreme Court Justice Brainerd appointed Thomas J. McManus receiver for 62 East Eleventh street.

Inness Whitaker has been appointed receiver for 63 West Ninety-second street.

Supreme Court Justice Blair appointed Frederick J. Feuerbach, Jr., receiver for the northwest corner of Lexington Avenue and 125th street.

NEW BUILDINGS.

Brooklyn.

BOLTON AV. W. 125 N. Laconia av. 1 story and attic frame dwelling; 12,000; John and Anna Schell, 4308 Digney av., owners; Harry T. Howell, 55 av. and 140th st. architect, 14,000.

CROTONA PARK NORTH, a 70 x 70 x 250 ft. lot, two 1 story brick garages, 175 x 25 ft.; 12,000; 311 4th av., owners; P. E. Wern, 50 W. 45th st. architect, 13,000.

FIELDSTON ROAD, a 100 x 250 ft. lot, 2 1/2 story brick dwelling, 10,000; Riverside Country School, 1000 Riverside av., owners; R. Hackett, premises, president; McKim, Mull & Walter, 101 Park av., architects, 11,000.

TRINITY AV. a 100 x 250 ft. lot, 2 story and attic frame dwelling and garage, 25,000; Joseph H. Doring, 429 W. 135th st. owner; P. E. Wern, 50 W. 45th st. architect, 12,000.

171ST ST. a 100 x 250 ft. lot, 2 story brick tenement, 120,000; 111 171st st. owner; Abraham S. Weisman, 2125 1st av. president; Charles H. Rosenberg, 300 E. Kingsbridge road, architect, 12,000.

21ST ST. a 50 x 50 ft. lot, 2 story and attic frame dwelling, 22,500; 111 21st st. owner; P. E. Wern, 50 W. 45th st. architect, 12,000.

42ND ST. a 100 x 250 ft. lot, 2 story and attic frame dwelling, 22,500; 111 42nd st. owner; P. E. Wern, 50 W. 45th st. architect, 12,000.

ALTERATIONS.

Manhattan.

MADISON AV. 31, to a 5 story lot; J. A. Finn & premises, owners; C. A. Valentin, contractor, 18,000.

20TH ST. 31, to a 4 story lot; J. A. Finn & premises, owners; C. A. Valentin, contractor, 18,000.

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I DON'T HAVE TO WORRY

when I own my own property.

No Moving every two or three years.
No waste of time finding new locations; making new leases;
No paying increased rentals; No breaking up my business or home; No expense in refitting and refurnishing;
No expense in removal.

All improvements to the property belong to me.
I get the benefit of all increase in values.

My standing in the community is higher;
my credit with my bank is better.

My landlord doesn't worry me; my rent is cheaper.
I pay the profit from the Real Estate to myself.

Above all, **PEACE OF MIND AND COMFORT.**
There are about 60 private houses on 45th and 46th Streets,
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at a slight cost, can be modernized and later will
become valuable for business purposes.

People are buying houses in the 60s, east of 3rd Ave.,
for dwellings to-day. 46th St., west of 8th Ave., is as desirable,
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That is why You should be interested in and go to the

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West 45th Street No. 239, 241, 243, etc., to 267, inclusive.
No. 148 & 150; 252-266, 304-350, 358-372, 357-373.
West 48th Street No. 516 & 518. West 49th St. No. 447, 449, 463 & 465.
West 50th Street No. 454, 456, 458, N. E. Cor. 12th Ave., 641, 643 & 645.
8th Avenue No. 489, 503, 537, 607, 724 to 742, 725 to 731, 884.
9th Avenue No. 650 to 658.
10th Avenue No. 689, 714 to 720; 726 to 732. 3rd Avenue No. 704.
Most of the leases on the above property expire May 1st, 1920.

Land only under the following buildings is to be sold, subject to leases
expiring at dates, from May 1st, 1920, to May 1st, 1931, some with renewal
privileges.

Broadway No. 1531, 1533, 1535 & 1537, N. W. Cor. 45th St. (Astor Theatre)
West 45th Street No. 211 to 225 (Bijou & Morocco Theatres).
West 47th Street No. 509 to 521. West 48th Street No. 504 to 514.
West 49th Street No. 447 to 461.
West 50th Street No. 447 to 457; land adjoining N. E. Cor. 12th Ave.
West 51st Street S. W. Corner 11th Avenue; 602 to 610, inclusive.
10th Avenue No. 689 to 695; 697 to 703; 722 & 724.

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J. Clarence Davies,
149th St. and 3rd Avenue, or 32 Nassau St.

Joseph P. Day, 67 Liberty Street,
Agents and Auctioneers

MORRIS & McVEIGH, No. 32 Liberty Street,
Attorneys for Plaintiff

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

FACTORY SITES

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Splendid location on all lines of transportation. For full particulars, apply to JOHN A. RAPELLE, JOHN M. PERRY, 12 East 42nd St., New York.

Jamaica—Hollis—Queens.

We have the houses, plots and your wants; prices from \$500 up to \$25,000. Twenty years in Jamaica. J. B. LOWMEYER, 281 1st Ave., New York.

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COTTAGES

Several with Every Improvement

AT FAR ROCKAWAY, L. I.

In Restricted Section.

4 and 5 Bedrooms.

3 Baths, &c., in Each.

Immediate Possession.

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Curtis, 411 5th Av., 10th Floor.

Tel. Murray Hill 5201.

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(31) everywhere. Phone, call or write.

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SLAWSON & HOBBS, 102 West 72d St.

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